

**THE FAYETTE COUNTY PLANNING COMMISSION** met on June 7, 2012, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

**MEMBERS PRESENT:** Tim Thoms, Chairman  
Al Gilbert, Vice-Chairman  
Bill Beckwith  
Jim Graw  
Douglas Powell

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Dennis Dutton, Zoning Administrator  
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator  
Deputy Barry Baney (departed 7:13 pm)  
Sgt. Travis Caldwell (arrived 7:13 pm)

**STAFF ABSENT:** Pete Frisina, Director of Community Development

**Welcome and Call to Order:**

Chairman Thoms called the Public Meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present. Doug Powell gave the Invocation.

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**1. Consideration of the Public Hearing Minutes of the meeting held on May 3, 2012.**

Chairman Thoms asked the Board Members if they had any comments or changes to the Minutes. Al Gilbert made the motion to approve the Minutes. Doug Powell seconded the motion. The motion unanimously passed 5-0. Members voting in favor of approval were: Chairman Thoms, Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell.

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**2. Consideration of the Public Meeting/Workshop Minutes of the meeting held on May 17, 2012.**

Chairman Thoms asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes. Doug Powell made the motion to approve the Public Meeting/Workshop Minutes. Jim Graw seconded the motion. The motion passed 4-0-1. Members

voting in favor of approval were: Chairman Thoms, Al Gilbert, Jim Graw, and Doug Powell. Member abstaining from the vote was Bill Beckwith.

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3. **Recognition of Service for Phyllis Williamson and Robyn Wilson.**

Doug Powell advised Phyllis Williamson had accepted the early retirement package offered by the County. He made a motion to recognize her for her 24 years of dedicated service to Fayette County. Jim Graw seconded the motion. The motion unanimously passed 5-0. Members voting in favor of the motion were: Chairman Thoms, Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell.

Doug Powell also advised Robyn Wilson had accepted the early retirement package offered by the County. He made a motion to recognize her for her 28 years of dedicated service to Fayette County. Al Gilbert seconded the motion.

Chairman Thoms stated Phyllis Williamson and Robyn Wilson had worked very closely with the PC and their service and dedication had been appreciated, and not just by the PC. He remarked the PC has heard from many citizens about their willingness to serve and help people follow the rules, even though they might not like the rules. He commented they had gone over, above, and beyond in their willingness to serve. He said the County appreciates them, the people in the County appreciate them, and the PC certainly appreciates them. He said both ladies would be missed.

Jim Graw also stated both ladies would be missed.

Doug Powell said they are the “brain trust” and now they are leaving.

The motion unanimously passed 5-0. Members voting in favor of the motion were: Chairman Thoms, Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell.

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Dennis Dutton read the procedures that would be followed including the fifteen (15) minute time limitation for presentation and opposition for petitions.

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THE FOLLOWING WILL BE CONSIDERED BY THE PLANNING COMMISSION ON JUNE 7, 2012, AND BY THE BOARD OF COMMISSIONERS ON JUNE 28, 2012.

4. Consideration of Petition No. AO-001-12, Talon DN Investments, Inc., LLC, Owners, and Adam Jones, Agent, request to exercise an Architectural Option for structures within the General State Route Overlay Zone for said property which is adjacent to a municipality where a nonresidential architectural character has been established in the area to develop a Self-Storage Facility. This property consists of 7.50 acres, is zoned M-1, is located in Land Lot 137 of the 5th District, and fronts on SR 54 East.

Adam Jones said he recently purchased the subject property and would like to complete Phase II and Phase III of the development. He requested to change the 4 ½ inches to 1 foot roof pitch to a pitched parapet roof which will drop to a ½ inch to 1 foot pitch. He added the ½ inch to 1 foot pitch was not visible from SR 54 East and the proposed buildings would be located behind the existing buildings. He also requested to have sheet metal façade on the exterior building walls along the east and west property lines. He said there would be a fence between the new buildings and all the way to the back so there would be no public access to the rear of the buildings.

Adam Jones referenced Attachments A thru L which depict the existing buildings, the proposed buildings, and the buildings located within the City of Fayetteville. He pointed out the ends of each building would be brick. He stated there would be brick along the top, in between the sheet metal bay doors, and on the front of the buildings. He commented the bay doors will only face the interior isle. He said this concept will make it appear that all the buildings were constructed at the same time.

Adam Jones confirmed the subject property abuts East Fayette Storage, located inside the city limits of Fayetteville, along a portion of the west property line. He noted the existing self-storage buildings of East Fayette Storage consist of brick fronts, metal side and rear walls, and flat roofs. He stressed The proposed architectural standards will exceed those of the existing building located within the city limits of Fayetteville at East Fayette Storage.

Chairman Thoms asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments.

Al Gilbert read the following:

“The applicant is hereby advised prior to the issuance of a building permit, architectural and construction plans shall be submitted and approved by the applicable departments.”

Adam Jones replied he was aware of this requirement.

Chairman Thoms verified the bay doors are only accessible from the interior isle.

Adam Jones replied one (1) of the buildings would be climate controlled self-storage with hallways accessible from the interior isle.

Jim Graw asked if there was going to be vehicle and trailer storage provided.

Adam Jones replied the vehicle and trailer storage would be located between the proposed buildings and the existing detention pond. He added the vehicle and trailer storage would be fenced but would not be visible from SR 54 East.

Bill Beckwith made a motion to approve the petition. Jim Graw seconded the motion. The motion unanimously passed 5-0. Members voting in favor of approval were: Chairman Thoms, Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell.

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Chairman Thoms asked if there was any further business.

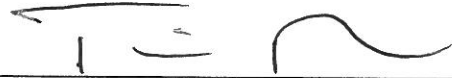
Dennis Dutton advised the PC the Public Meeting/Workshop scheduled for Thursday, June 21, 2012, had been cancelled; however, the PC would be contacted if a Public Meeting/Workshop needed to be held.

Chairman Thoms advised a Public Meeting/Workshop would immediately follow this Public Hearing.


Hearing no further business, Jim Graw made the motion to adjourn the Public Hearing. The motion for adjournment unanimously passed 5-0. Members voting in favor of adjournment were: Chairman Thoms, Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. The Public Hearing adjourned at 7:34 P.M.

PLANNING COMMISSION  
OF  
FAYETTE COUNTY

ATTEST:



TIM THOMS  
CHAIRMAN



ROBYN S. WILSON  
SECRETARY

